

AHFC Pacific Terrace Replacement**FY2003 Request: \$11,426,000****Reference No: 36611****AP/AL:** Allocation**Project Type:** Renewal and Replacement**Category:** Housing/Social Services**Location:** Kodiak**Contact:** Les Campbell**Election District:** Kodiak**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2002 - 06/30/2007**Appropriation:** AHFC Public Housing Division Construction Program**Brief Summary and Statement of Need:**

Pacific Terrace Replacement utilizes Corporate (AHFC) Bond Proceeds to replace 40 units in Kodiak. These funds will be used for the design of all new units and a 2,000 square foot multipurpose building. It will provide funding to demolish 37 units and construct new four and five-plex buildings. It will renovate three existing single family four-bedroom homes and construct a multipurpose building.

Funding:

	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	Total
AHFC Bonds	\$11,426,000						\$11,426,000
Total:	\$11,426,000	\$0	\$0	\$0	\$0	\$0	\$11,426,000

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased Project	<input type="checkbox"/> On-Going Project
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Total Operating Impact:	0	0
One-Time Startup Costs:	0	
Additional Estimated Annual O&M:	0	0

Prior Funding History / Additional Information:

The purpose of the program is to provide funds for the replacement of 40 units of family housing in Kodiak.

The projected outcomes are:

- Demolition of 37 existing units;
- Construction of 37 new units;
- Renovation of three single family homes;
- Creation of two ADA units;
- Construction of a multi-purpose building, including office and maintenance space.

The Pacific Terrace housing development was built in 1966 and has had limited modernization since that time. Pacific Terrace includes a total of 40 units in 17 buildings and one multi-purpose building that includes an office and maintenance shop. There are 7 four-plexes, 3 duplexes, and 6 single-family homes, all on a single site.

The buildings were constructed on concrete spread footings with wood frame structures and metal rods. A majority of the buildings have original wood siding and the remodeled buildings have metal siding. The building interior surfaces, for the most part, are original construction. Two four-plexes and one single family home were remodeled in 1982. A fuel tank and service line replacement project was completed in 2000. This project included extensive groundwork, including parking lot and sidewalk improvements, as well as a new basketball court.

A professional site assessment was completed in April 1999 to address physical condition, 30-year life expectancy, hazardous materials, code compliance, ADA compliance, and energy efficiency (AHFC Building Energy Efficiency Standards, BEES).

The buildings, though well maintained for the last 34 years, are at the end of their useful life. The incidence of roof and window leaks has increased dramatically. The local maintenance staff has completed numerous temporary roof repairs. All interior floor coverings require replacement due to age and wear. Significant electrical, mechanical, and plumbing deficiencies are identified throughout the buildings. Hazardous material surveys indicate the presence of non-friable asbestos-containing materials throughout the buildings, which will require abatement. Although the buildings were originally code compliant when constructed in 1966, do not meet numerous current UBC or NFPA related codes. None of the units are ADA compliant. The average AKWarm energy rating for most units is 3 star, which is below the current BEES minimum of 4 star. Numerous recommended energy improvements are noted in the site assessment, but many are difficult to implement due to the small floor area and low ceiling heights of the units.

One additional factor not addressed in the site assessment is unit size. All units are approximately 200 square feet below the recommended HUD minimum unit size. All unit kitchens are extremely deficient in counter and cupboard space, and most units have very limited closet space. Many residents currently use the bathroom tub/shower enclosure as a closet.

The rationale for the decision to demolish existing units and build new replacement units is based upon a variety of factors, including:

Limited unit size and functionality.

Long-term viability (30-year life expectancy) is not fully attainable with modernization.

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New construction will provide more energy-efficient units.

New construction will provide units configured to more closely match the needs of the families on the current waiting list.

New construction will provide two ADA compliant units.

New construction will provide multi-purpose space large enough for property management/maintenance space, and space for resident groups.

This request will fund the demolition of 37 existing units and the construction of eight new four-plexes, one new five-plex, renovation of three existing single family four-bedroom homes, and construction of a multi-purpose building. The multi-purpose building will provide space for an office, large maintenance shop, and a community room for the residents.